116.0	0002	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,400 /	635,400
					USE VALUE:	635,400 /	635,400
					ASSESSED:	635,400 /	635,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONALDSON JONATHAN R
Owner 2:	ALLEN ELIZABETH R
Owner 3:	
Street 1:	259 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHROEDER SUSAN C -
Owner 2:	-
Street 1:	259 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,257 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6257.000	209,300	700	425,400	635,400
Total Card	0.144	209,300	700	425,400	635,400
Total Parcel	0.144	209,300	700	425,400	635,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.49 | /Parcel: 465.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74476
GIS Ref:
GIS Ref:
Insp Date: 09/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,300	700	6,257.	425,400	635,400	635,400	Year End Roll	12/18/2019
2019	101	FV	181,000	700	6,257.	431,500	613,200	613,200	Year End Roll	1/3/2019
2018	101	FV	181,000	0	6,257.	322,100	503,100	503,100	Year End Roll	12/20/2017
2017	101	FV	181,000	0	6,257.	291,700	472,700	472,700	Year End Roll	1/3/2017
2016	101	FV	181,000	0	6,257.	279,500	460,500	460,500	Year End	1/4/2016
2015	101	FV	169,600	0	6,257.	237,000	406,600	406,600	Year End Roll	12/11/2014
2014	101	FV	169,600	0	6,257.	224,900	394,500	394,500	Year End Roll	12/16/2013
2013	101	FV	169,600	0	6,257.	213,900	383,500	383,500		12/13/2012

!9007!

PRINT

Date	Time
12/10/20	23:31:55

LAST REV

Date	Time
11/19/20	10:40:35

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHROEDER SUSAN	75719-152	1	9/25/2020		649,000	No	No		
SCHROEDER SUSAN	43245-481		7/8/2004	Family	1	No	No		John J Paulsen dod 7/2/2005
HANCOCK UNITD C	22399-604		9/16/1992		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	74476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	2333	Manual	3,000					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Meas/Inspect	372	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6257		Sq. Ft.	Site		0	70.	0.97	5									425,398						425,400	

Total AC/HA: 0.14364 | Total SF/SM: 6257 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,398 | Spl Credit | Total: 425,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303378
Depreciation:	94047
Depreciated Total:	209331

COMMENTS

Prop Location and mailing address changed, approved by Enginneering. 259 Forest St--> 18 Finley Street Changed back to Forest per Engineering.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

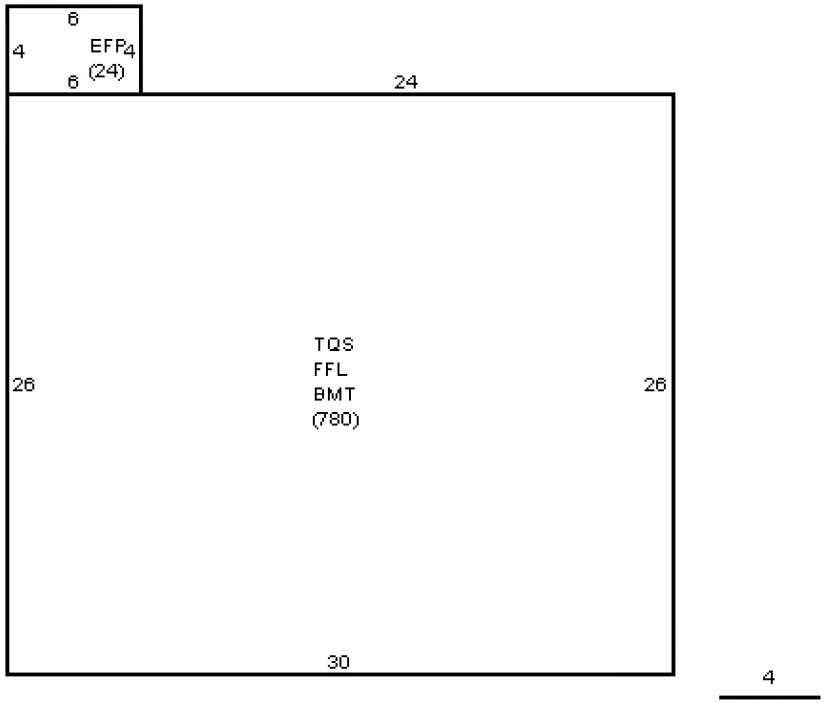
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	96.50
Final Total:	209300	Val/Su SzAd	153.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	780	42.520	33,166
FFL	First Floor	780	141.740	110,554
TQS	3/4 Story	585	141.740	82,915
EFP	Enclos Porch	24	72.590	1,742

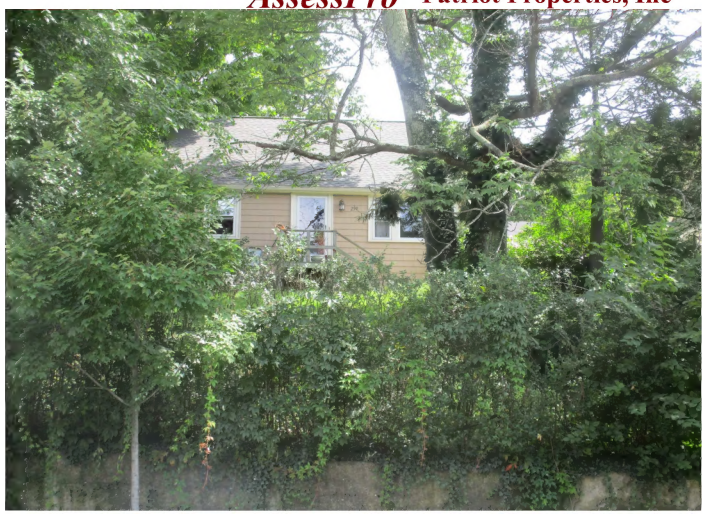
Net Sketched Area:	2,169			Total:	228,377
Size Ad	1365	Gross Are	2364	FinArea	1365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1980	0.00	T	39	101						
19	Patio	D	Y	1	9X20	A	AV	2012	4.33	T	5.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700